

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** November 14, 2007

**TO:** Loudoun County Planning Commission

**FROM:** Judi Birkitt, Project Manager  
Land Use Review

**SUBJECT:** **November 20, 2007 Planning Commission, Committee of the Whole**  
**CMPT-2007-0012 & ZMOD-2007-0010, Verizon Wireless at Round Hill**

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**Background**

The Planning Commission held a public hearing for this application on October 15, 2007. Four members of the public spoke regarding this application; three spoke against, commenting on the visual impact the antennas would have upon nearby residences and the view shed, potential health and security risks, considering alternative sites, and screening the water tank and antennas with landscaping. One spoke in favor, Round Hill Mayor Frank Etro, who noted the improved service this facility would bring the area.

Commission members asked a number of questions at the Public Hearing, including: (1) How close the site is to the Round Hill Elementary School, (2) What the nature of the public comment was at the Town of Round Hill public meetings, (3) What other sites the Applicant pursued, and (4) Whether lighting would be needed for safety. Commissioners also requested a paper copy of the PowerPoint presentation presented by a member of the public during the October 15, 2007 public hearing.

The Commission voted 8-0-1 (Whitmore absent) to forward this application to the Committee of the Whole for discussion in order to evaluate the application in comparison with the other pending telecommunication facility applications.

**Update**

According to the County consultant, Atlantic Group's (George Condyles) attached referral, this application "*conforms to all Federal, State, and County regulations*", "*represents a sound design*", and "*should be considered for approval*" subject to review of the following additional information before final approval: (1) grounding specifications, (2) fence detail, (3) Certified Radiofrequency (RF) Analysis Report, and (4) a procedure with contact names and numbers for situations that may require the antennas to be turned off for maintenance on the water tank. Attached is the additional requested information submitted by the Applicant. Also attached are additional comments from the Mayor of Round Hill and a paper copy of the PowerPoint

presentation presented by a citizen during the October 15, 2007 Planning Commission public hearing.

### **Issues**

There are no outstanding issues. However, Conditions of Approval have not been approved as to legal form by the County Attorney.

### **Staff Recommendation**

Staff recommends approval based on the attached Findings and subject to the attached Conditions of Approval.

### **Suggested Motions**

1. I move that the Planning Commission approve CMPT 2007-0012, Verizon at Round Hill, and forward it to the Board of Supervisors for ratification based on the Findings attached to this memo and with the Plat dated August 15, 2006, revised through October 4, 2007 prepared by Morris & Ritchie Associates, Inc.  
  
and,
2. I move that the Planning Commission forward ZMOD 2007-0010, Verizon at Round Hill, to the Board of Supervisors with a recommendation of approval subject to the Condition of Approval and based on the Findings attached to this report.

### **Attachments**

1. Conditions of Approval and Findings, dated October 15, 2007
2. Atlantic Group Consultant's Referral, dated November 2, 2007
3. Comments from the Mayor of Round Hill, dated October 29, 2007
4. Teresa Yancey Crane's public comment presentation from the October 15, 2007 Planning Commission Public Hearing
5. Applicant's response to Consultant's Referral, dated November 15, 2007
6. Plat dated August 15, 2006, revised through October 4, 2007